



NOTICE OF AVAILABLE GOVERNMENT PROPERTY

**FORMER SSA BUILDING
1230 12TH Street
Modesto, California**

GSA CONTROL NO. 9-G-CA-1610

May 26, 2010

Notice is hereby given that the above-mentioned real property has been determined to be available for disposal pursuant to certain provisions contained in 40 U.S.C 101 et seq., the Property Act. The former SSA Building is located in Stanislaus County, California, approximately 90 miles east of San Francisco in the Northern San Joaquin Valley.

The 11,957 square foot office building is situated on a 0.62-acre corner lot in downtown Modesto. It is surrounded by medical and professional buildings and a church campus. The zoning designation is C-2 (general commercial). The building was constructed in 1972. An extension of 5,000 square feet was added in 1979. There are 24 outdoor parking spaces available on site. The condition of the building is fair to poor as it needs some repairs and seismic retrofit work performed prior to occupancy. It has been vacant since 2003.

This property is offered "AS IS" and "WHERE IS" without representation, warranty, or guaranty as to quantity, quality, title, character, condition, size, or kind, or that the same is in condition or fit to be used for the purpose for which intended.

The U.S. Department of Housing and Urban Development (HUD) has determined that the property is suitable for possible use for facilities to assist the homeless under the Stewart B. McKinney Homeless Assistance Act (42 USC 11411), as amended. Proposals to assist the homeless will be granted a priority of consideration. Other public benefit uses of the property will be subject to a determination from the Department of Health and Human Services (HHS) that (1) there are no expressions of interest for the property to assist the homeless or (2) there are no applications or no application has been approved for homeless assistance. GSA will not act on other requests for the property until a final determination from HHS has been received.

This property is available for disposal pursuant to certain provisions of the Property Act and applicable regulations. The applicable regulations provide that non-Federal public agencies shall be allowed a reasonable period of time to submit a formal application for real property in which they may be interested. Disposal of this property, or portions thereof, may be made to public agencies under statutes and public uses listed on pages 5 thru 7 not later than **thirty (30)**

calendar days from the date of this Notice. In addition to filing notices with the proper agency, copies of all such notices are to be sent to the following GSA office within the same 30-day period:

**General Services Administration
Attn.: Clark Van Epps
Director, Office of Real Property Disposal and Utilization, 9PZ,
450 Golden Gate Avenue, 4th Floor East
San Francisco, CA 94102-3434
(415) 522-3420**

Such written notice from applicant shall:

1. Disclose the contemplated use of the property.
2. Contain a citation of the applicable statute under which the public agency desires to procure the property.
3. Disclose the nature of the interest, if an interest less than fee title to the property is contemplated.
4. State the length of time required to develop and submit a formal application for the property (where a payment to the Government is required under the statute, include a statement as to whether funds are available and, if not, the period required to obtain funds).
5. Give the reason for the time required to develop and submit a formal application.

Upon receipt of such written notice, the public agency shall be promptly informed concerning the period of time that will be allowed for submission of a formal application. In the absence of such written notice, or in the event a public use proposal is not approved, the regulations issued pursuant to authority contained in the Property Act provide for offering the property for public sale.

Sponsoring agencies may reject an application for a variety of reasons including any requirements imposed by the Government. Any planning for the stated public uses of the property sought to be acquired subject to a public benefit allowance or negotiated sale must be coordinated with the Federal Agency Contact listed on Pages 5 thru 7. An application form to acquire property for the stated use, and instructions for the preparation and submission of an application, may also be obtained from that same agency.

If any public agency considers that the proposed disposal of this property is incompatible with its developmental plans and programs, written notice of such incompatibility must be forwarded to the aforementioned GSA address within the same 30-day timeframe prescribed above.

More information about this property may be obtained by contacting:

Rock A. Southward, GSA Realty Officer
450 Golden Gate Avenue, 4th Floor East (9PZ), San Francisco, CA 94102-3434
Rock.Southward@gsa.gov
(415) 522-3437 office • (888) 472-5263 ext. 3437 • (415) 385-0776 cell



Front Entrance



Entrance next to Bus Stop

Map of 1230 12th St, Modesto, CA 95354-0704

YAHOO!



Statute	Type of Disposal or Public Use	Federal Agency Contact
40 U.S.C. 545(b)(8)	Negotiated Sales to public bodies for general public purposes.	General Services Administration ATTN: Clark Van Epps, Director Property Disposal Division (9PZ) 450 Golden Gate Ave., 4th Fl.-East San Francisco, CA 94102-3434 Tel.: (415) 522-3420
40 U.S.C. 550(c)	Educational Facility , including school, classroom, or other purposes.	Department of Education ATTN: Peter Wieczorek, Director Federal Real Property Assistance Dept. of Education 400 Maryland Ave. SW, Rm 2E317 Washington, DC 20202-4553 (202) 401-0044
40 U.S.C. 550(d)	Protection of Public Health , including research and drug rehabilitation.	U.S. Dept. of Health and Human Services ATTN: Theresa Ritta, Chief Real Property Branch Room 5B-17 Parklawn Building 5600 Fishers Lane Rockville, MD 20857 Tel: (301) 443-2265
40 U.S.C. 550(e)	Public Park or Recreation Area.	Dept. of the Interior ATTN: David Siegenthaler National Park Service Federal Lands to Parks Program 1111 Jackson Street, Suite 700 Oakland, CA 94607-4807 (510) 817-1324
40 U.S.C. 550(h)	Historic Monument.	General Services Administration ATTN: Clark Van Epps, Director Property Disposal Division (9PZ) 450 Golden Gate Ave., 4th Fl.-East San Francisco, CA 94102-3434 Tel.: (415) 522-3420

Cont.

40 U.S.C. 550(f)(3)

Self-Help Housing.

Dept. of Housing and Urban
Development
ATTN: Janet Golrick
Multi-Family Housing Program
451 – 7th Street, Room 6106
Washington, DC 20410
(202) 708-2495, ext. 3998

40 U.S.C. 553

**Correctional Facility or
Law Enforcement.**

Dept. of Justice
ATTN: Maria Pressley-Berry
Office of Justice Programs/BJA
810 – 7th Street, NW Room 4423
Washington, DC 20531
Tel: (202) 353-8643

40 U.S.C. 553

**Emergency Management
Response**, including fire and
rescue.

Federal Emergency Mgmt. Agency
ATTN: Jeannie Murphy-Knox
Supp Svcs & Facilities Mgmt Div.
300 D Street SW, Room 836
Washington, DC 20472
(202) 646-4613

40 U.S.C. 554

Port Facilities.

Maritime Administration
ATTN: Linden Houston
Off of Deepwater Ports (MAR-530)
1200 New Jersey Ave SE
(W21-234)
Washington, DC 20590
(202) 366-4839

49 U.S.C. 47151

Public Airport

Federal Aviation Admin. AWP-53
ATTN: Wayne Darrington
P.O. Box 92007
Los Angeles, CA 90009-2007
(310) 725-7579

16 U.S.C. 667 b-d

Wildlife Conservation

General Services Administration
ATTN: Clark Van Epps, Director
Property Disposal Division (9PZ)
450 Golden Gate Ave., 4th Fl.-East
San Francisco, CA 94102-3434
Tel.: (415) 522-3420

Cont.

23 U.S.C. 107 and 317

**Federal aid and other
highways**

General Services Administration
ATTN: Clark Van Epps, Director
Property Disposal Division (9PZ)
450 Golden Gate Ave., 4th Fl.-East
San Francisco, CA 94102-3434
Tel.: (415) 522-3420

40 U.S.C. 345c

**Widening of Public
Highways, streets or
Alleys**

General Services Administration
ATTN: Clark Van Epps, Director
Property Disposal Division (9PZ)
450 Golden Gate Ave., 4th Fl.-East
San Francisco, CA 94102-3434
Tel.: (415) 522-3420